

# West Greenville Community Newsletter

City of Greenville

Volume I, Issue 3/September 2005



P. O. Box 7207  
Greenville, NC 27835  
(252)329-4494

## Inside this issue:

Whose Community?	I
GYC	I
City of Greenville Rehabilitation Program	2-3
Becoming A Homeowner	3

## Whose Community?

Each community depends on its citizens, environment and organizations to shape its identity. Personal responsibility, education, positive attitude and cooperation are values which continue to influence the way of life in West Greenville.

What's your vision for the future of West Greenville? A healthy community free from crime and drugs, improved schools, preservation of environmental and historical sites, better wages, good economy, affordable and decent housing, adequate health care, skilled workers, good community

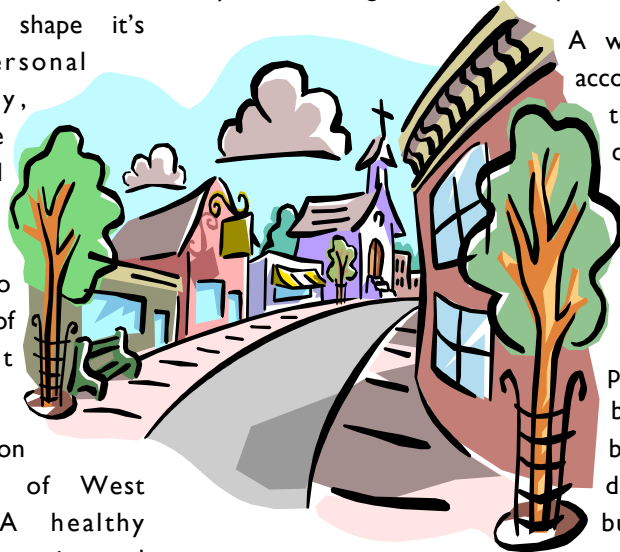
leaders, strong families and responsible caring children.

make it a better and safer place to live.

A way in which we can accomplish those things that are most challenging for our community, is to establish programs that will improve neighborhood safety, programs that will promote community beautification, hold bimonthly meetings to discuss neighborhood business and work together as advocates to address community problems.

It will take everyone in West Greenville working together to make the community's vision a reality.

These things don't just happen, it takes everyone in the community coming together to plan for the future of a better community. Getting involved in the community gives us a stronger sense of community pride to



## Greenville Youth Council

### What Is the GYC?

The Greenville Youth Council is an organization that is composed of area high school students. It is designed to serve, listen to, and represent local youth in all matters of civic interest and need.

If you are a Greenville resident and high school student who is interested in becoming a member of the Greenville Youth Council, you may contact the **Greenville Human Relations office at 329-4494** or your high school principal's office for an application.

**Promoting  
Youth  
Strengths,  
Needs and  
Concerns**



# West Greenville Community Newsletter

## City of Greenville Rehabilitation Program

The City of Greenville has two owner-occupied rehabilitation programs. The purpose of the rehabilitation programs is to maintain or improve the existing housing stock for current and future generations. The rehabilitation is a repair program to correct health and safety issues in the house. The primary goal of the program is to repair electrical, plumbing and structural issues, and when necessary make the home handicapped.

The rehabilitation program is funded from two sources, one federal and the other local. The federal funds are from HUD under two different programs, the Community Development Block Grant and HOME. The local funds are from the City of Greenville's Affordable Housing Bond that is directed to help elderly homeowners, 62 and over.

Below are some common questions that are asked by citizens interested in the rehabilitation program. If you need additional information, please call Karen Gilkey at 329-4505.

**1. Q** I would like the City of Greenville to rehabilitate my home, how do I apply?

**A** All you need to do is call the Community Development Division and have your name placed on the waiting list. Being placed on the waiting list does not mean you are eligible only that you have expressed an interest.

**2. Q** How long will I have to wait before any work is done?

**A** The length of time a person remains on the waiting list depends on the number of people on the waiting list and availability of funding. Once the staff reaches your name you will be contacted in writing.

**3. Q** What if I have an emergency?

**A** Unfortunately the City of Greenville does not have an emergency repair program. We will make every effort to locate another agency to provide assistance.

**4. Q** Will you add a room to my home?

**A** No, the rehabilitation program is a repair program not a remodel program. We repair the house, as it currently exists. Occasionally we will add a utility room to the house to relocate the washer/dryer connection and water heater to create more space in a very small kitchen or build closets in bedrooms that do not have closets. However, these are low priority items.

**5. Q** How do I know if I am eligible?

**A** Eligibility will be determined at the time of application based on household size and household income. The rehabilitation program using federal funds has a household income maximum of 80% of median income for the household size. The rehabilitation program

using local funds has a minimum age of 62 and a household income maximum of 100% of median income for the household size.

**6. Q** Are there any other requirements?

**A** Yes, they are listed below:

1. The homeowner must be living in the house.

2. The ownership of the house is clear. If the house is owned by several heirs all the heirs must be notified and agree to work being done.

3. Neither the house nor the homeowner has received full house rehabilitation assistance from the City of Greenville in the past 25-years.

4. The mortgage, income taxes and property taxes must be current.

**7. Q** Who determines what work is to be done?

**A** City staff works with the homeowner to determine areas of concern. Health, safety and structural issues, including lead paint must be addressed first.

**8. Q** How do I know if my house has lead paint?

**A** As part of the rehabilitation process the City of Greenville must test all homes to be rehabilitated using federal funds for the presence of lead paint. If lead paint is found it must be removed or sealed.

**9. Q** I have heard that I have to move out of my house while the work is being done?

**A** Yes, you must move out temporarily for safety reasons. The lead paint abatement requires that the house be vacant. The City of Greenville provides a storage container on site for you to place all your household items inside. The homeowner is the only person who has access to the container.

**10. Q** How long will I have to be out of my house?

**A** If all goes as planned, the homeowner will be out of their home from 60-75 working days. If there are major structural issues, the time will be longer depending on how severe the problem.

**11. Q** Does the work have a warranty?

**A** The workmanship is warranted for one full year after completion. If the homeowner has a problem they are to write the Community Development staff to report the problem.

# West Greenville Community Newsletter

## Community Revitalization in Greenville

- 12. Q** Do I get to select the contractor?
- A** No, the rehabilitation work is bid out to contractors approved for the rehabilitation program. The work is awarded to the lowest, qualified contractor.
- 13. Q** How does a person become a rehabilitation contractor?
- A** There is an application process to become a rehabilitation contractor for the City of Greenville. The staff checks the applicant's references, credit and workmanship. If the staff is satisfied, then the contractor will be placed on probationary status.
- 14. Q** Why does the City of Greenville record a Deed of Trust against the house?
- A** The Deed of Trust is necessary to protect the federal and/or local funds invested in the home. The Deed of Trust is for ten years.
- 15. Q** What if I want to sell the house before the ten-years is up?
- A** Part of the funds used to repair the home will have to be repaid to the City of Greenville at closing even if the work was performed as a grant to the homeowner. The amount due is determined by how much time is left on the Deed of Trust.
- 16. Q** What happens if the owner had to be placed in a nursing home or dies?
- A** The family needs to contact the City of Greenville as soon as possible to discuss their responsibilities and options.
- Please call the City of Greenville at 252-329-4505 with any questions you may have related to the City's rehabilitation program.

### RENTERS

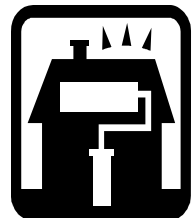
Are YOU Interested  
In Becoming a  
Homeowner?

Are you a Renter within the West Greenville 45-Block Revitalization Area looking to buy the home you live in?

Are you a Renter looking to buy a home located within the West Greenville 45-Block Revitalization Area?

### West Greenville 45-Block Revitalization Program

The City of Greenville has funds to assist qualified renters purchase a home within the 45-Block Revitalization Area. Funds may also be available to assist with rehabilitation of the property.



For additional Information contact

Gloria H. Kesler

252-329-4226

*City of Greenville*  
*Planning & Community Development Department*  
*P.O. Box 7207*  
*Greenville, NC 27858-7207*



## **Working For A Better Community**

### **ADDITIONAL INFORMATION:**

Citizens with questions regarding the revitalization efforts should contact the City of Greenville, Planning and Community Development Department at (252) 329-4481. Numerous neighborhood meetings have been held throughout the development of the program. As the program matures and efforts continue, additional meetings will be held. Notification of such meetings can be found on the City Page of the Daily Reflector, GTV, and through direct mailing to property owners and tenants in the affected areas. Citizen participation is invaluable and is vital to the success of any program.